

EXHIBIT “3”

BK35033PG042

DEED

92

We, Richard C. Mitchell and Noreen M. Mitchell, Trustees of the Prospect Street Realty Trust under Declaration of Trust dated January 2, 1998 and recorded in the Middlesex South District Registry of Deeds at Book 29620, Page 591, of 127 Prospect Street, Sherborn, Middlesex County, Massachusetts

for consideration paid and in full consideration of One Dollar (\$1.00)

grant to Richard C. Mitchell and Noreen M. Mitchell, husband and wife as tenants by the entirety

of 127 Prospect Street, Sherborn, Middlesex County, Massachusetts 01770 with
QUITCLAIM COVENANTS

the land in Sherborn, Middlesex County, Massachusetts, with the buildings thereon, being shown as Lot 5 on a Plan entitled "Plan of Land in Sherborn, Mass. Date: November 11, 1987, Property of Helena B. Geoghegan Engineers and Surveyors: Connorstone Inc." to be recorded herewith and being more particularly bounded and described as follows:

NORTHERLY	by Prospect Street 527.02 feet;
EASTERLY	by Lot 4 on said Plan by five lines, measuring respectively, 342.02 feet, 78.16 feet, 146.70 feet, 60.65 feet, and 160.00 feet;
SOUTHEASTERLY	by Lot 3 on said Plan, 108.15 feet;
SOUTHERLY	by Lot 3 on said Plan, by three lines, measuring respectively, 304.12 feet, 134.50 feet and 156.38 feet;
SOUTHEASTERLY	again by said Lot 3, 91.63 feet;
SOUTHWESTERLY	by Perry Street 178.05 feet;
NORTHWESTERLY	by land now or formerly of Stucchi by two lines, measuring respectively, 146.01 feet and 40.27 feet;
NORTHEASTERLY, NORTHWESTERLY and SOUTHWESTERLY	by said land now or formerly of Stucchi, 32.70 feet, 32.50 feet and 32.70 feet;
NORTHWESTERLY	by lands now or formerly of Stucchi and Webb on said Plan, 215 feet and 157.33 feet and

PROPERTY ADDRESS: 127 Prospect Street, Sherborn, Massachusetts
MSD 03/13/02 02:02:03 1106 46.50

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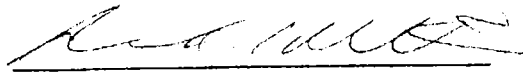
WESTERLY by land now or formerly of Webb, 326.18 feet.

Containing, according to said Plan, 436,413 square feet or 10.02 Acres.

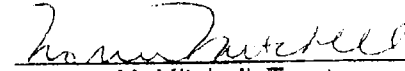
The premises are conveyed subject to 100' Wide Boston Edison Company Easement as shown on said Plan and a 250' Wide Boston Edison Company Easement as shown on said Plan.

Being the same premises conveyed to the Grantors by deed dated January 2, 1998 and recorded with the Middlesex South District Registry of Deeds in Book 29620, Page 600.

WITNESS our hands and seals this 12th day of March, 2002



Richard C. Mitchell, Trustee
Prospect Street Realty Trust



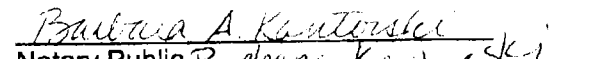
Noreen M. Mitchell, Trustee
Prospect Street Realty Trust

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

March 12, 2002

Then personally appeared the above-named Richard C. Mitchell and Noreen M. Mitchell, Trustees of the Prospect Street Realty Trust, known to me to be the persons described in and who executed the foregoing instrument and acknowledged the same to be their free act and deed, before me,


Notary Public Barbara Kantor
My commission expires: June 30, 2006